



COMMERCIAL REAL ESTATE



RIVERCANE
Atmore, Alabama

FOR SALE

- **Sale Price:** See Back Page
- **Land Size:** Various Sizes
- **Zoning:** PUD (Commercial)
- **Best Use:** Commercial/Retail
- **Accessibility:** I-65 @ Exit 57
- **Utilities:** Available to all lots

RIVERCANE is a 740-acre mixed-use development, located on Highway 21, 4.5 miles north of Atmore at I-65, Exit 57. Excellent commercial and retail opportunity for hotels, restaurants, fast food, banking and other retail uses. 30-minute drive from Mobile County. RIVERCANE is home to Holiday Inn Express, Fairfield Inn, Hardee's, Waffle House, Taco Bell, McDonald's and Hampton Inn. WindCreek Casino is located adjacent to RIVERCANE. Contact Mark Dauber for more information at (334) 271-2475.



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Demographic Data

	2009	1 mile	3 miles	5 miles
Population		4,036	9,441	11,940
Households		1,812	3,904	4,931

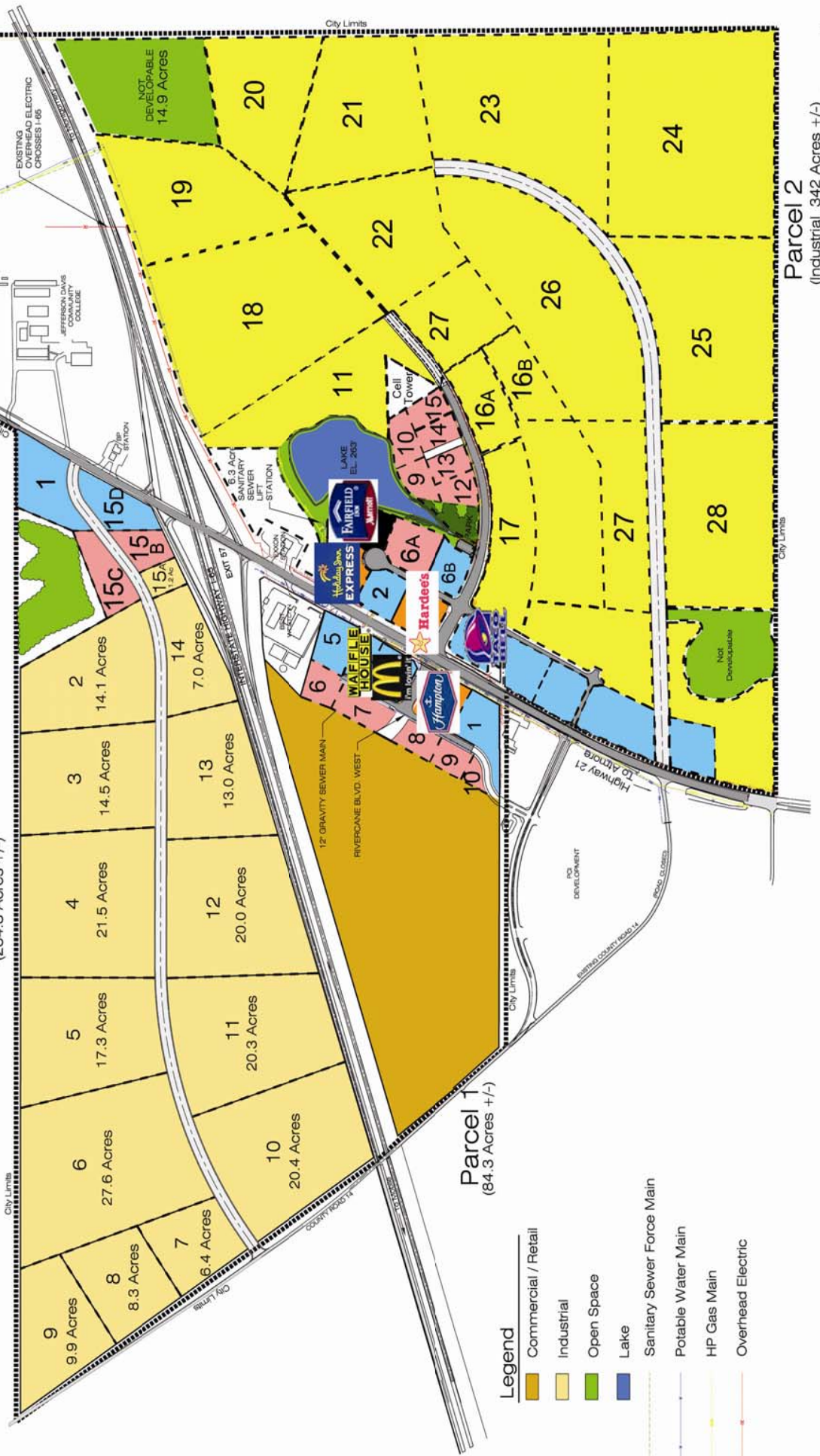
Traffic Count (for I-65) - 18,010

All information is from sources deemed reliable, but no warranty or Representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Seller.



Industrial (Beige) - \$1.00
Large Tracts (Yellow) - \$3.00
Inner Lots (Pink) - \$5.00
Corner Lots (Blue) - \$9.00
Under Contract (Black)

Parcel 3
(234.8 Acres +/-)



- Legend**
- Commercial / Retail
 - Industrial
 - Open Space
 - Lake
 - Sanitary Sewer Force Main
 - Potable Water Main
 - HP Gas Main
 - Overhead Electric

Parcel 2
 (Industrial 342 Acres +/-)
 (Commercial/Retail 53.35 Acres +/-)

Parcel 1
(84.3 Acres +/-)

